

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-10-2015 – Fairbourne Station Phase 2

SYNOPSIS:

Applicant: West Valley City Corporation
Proposal: Final Subdivision Plat
Location: 2970 West 3500 South
Zoning: CC

BACKGROUND:

West Valley City is requesting final plat approval for the Fairbourne Station Phase 2 Subdivision. This subdivision will amend and extend Parcel B of the Fairbourne Station Phase 1 Subdivision and vacate and amend lots 9-14 of the Holmberg Subdivision. A number of public utility easements will also be vacated with this application. The subject property is located at approximately 2970 West 3500 South.

The proposed subdivision is being requested in order to consolidate a number of existing parcels and to extend what is presently Parcel B of Fairbourne Station Phase 1. Prior to this application, the City Council approved the vacation of Holmberg Street. This plat will also vacate lots and public utility easements that were platted as part of the Holmberg Subdivision along with public utility easements located on various parcels within the subdivision boundary. Staff continues to work with various utility companies to ensure adequate easements are available for future utility service.

The plat contains 1 lot and 2 parcels. Lot 201 will allow for the development of a future medical office. Parcel B will be extended in the future to create a larger parcel for the second phase of ICO's residential housing development. The subdivision plat will also provide additional dedication along 3500 South and will dedicate property for the extension of Weigh Station Road and for a new street to be known as 3030 West. Parcel A will be located immediately to the west of 3030 West and will remain in the City's ownership. This is somewhat of a remainder parcel that will be landscaped and utilized for storm water needs.

Access to the subdivision will be gained from 3500 South and Weigh Station Road. Three Mill Lane in phase 1 will also be used for access. At a future date, the southern portion of Holmberg Street will be vacated. Once additional property is acquired in the Holmberg and Lehman Subdivisions, 3030 West will provide a second connection with Lehman Avenue. There are varying right-of-way widths for each of these streets. The varying widths are due to transit needs and on-street parking.

The subdivision is located in the City Center Zone. All development proposals within the subdivision will require Planning Commission review. To date, the Planning Commission has reviewed and approved the Embassy Suites Hotel and ICO's residential development.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager